049.0	0003	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,053,500	/	1,053,500
USE VALUE:	1,053,500	/	1,053,500
ASSESSED:	1,053,500	/	1,053,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62	-64	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	62-64 MYSTIC ST LLC -
Owner 2:	-
Street 1:	17 WINSLOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1860, having primarily Vinyl Exterior and 4526 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5445.600	493,280		349,520	842,800
340	1361.400	123,320		87,380	210,700
Total Card	0.156	616,600		436,900	1,053,500
Total Parcel	0.156	616,600		436,900	1,053,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 232.77 | /Parcel: 232.77

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 34796

GIS Ref

GIS Ref

Insp Date 04/06/09

!4141!

PREVIOUS ASSESSMENT

Parcel ID 049.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	616,600	0	6,807.	436,900	1,053,500		Year end	12/23/2021
2021	013	FV	616,600	0	6,807.	436,900	1,053,500		Year End Roll	12/10/2020
2020	013	FV	616,600	0	6,807.	436,900	1,053,500	1,053,500	Year End Roll	12/18/2019
2019	013	FV	465,700	0	6,807.	436,900	902,600	902,600	Year End Roll	1/3/2019
2018	013	FV	465,700	0	6,807.	293,400	759,100	759,100	Year End Roll	12/20/2017
2017	013	FV	465,700	0	6,807.	280,900	746,600	746,600	Year End Roll	1/3/2017
2016	013	FV	465,700	0	6,807.	255,900	721,600	721,600	Year End	1/4/2016
2015	013	FV	459,200	0	6,807.	206,000	665,200	665,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:06:28

LAST REV

Date	Time
10/09/19	10:20:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4141

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
62-64 MYSTIC ST	72274-149	1	2/27/2019		1,050,000	No	No		
GIURLEO JOSEPH	52542-337		4/8/2009	Family	1	No	No		
GIURLEO FRANCES	21939-371		4/14/1992		99	No	No		A

USER DEFINED

Prior Id # 1:	34796
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2016	I & E Return	EMK	Ellen K
4/6/2009	Measured	201	PATRIOT
2/8/2000	Meas/Inspect	197	PATRIOT
12/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6807		Sq. Ft.	Site		0	70.	0.92	11									436,946	340	20				436,900	

Total AC/HA:	0.15627	Total SF/SM:	6807	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	ARLINGTON	Total: 436,946	Spl Credit	Total: 436,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	3 - 3 Story		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:	340	Alt %:	20
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	5		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.88199294
Const Adj.:	0.96637863
Adj $ / SQ:	102.281
Other Features:	241000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	757497
Depreciation:	140894
Depreciated Total:	616603

COMMENTS

BK; 8317 PG; 581 646-3958 INFO ON APTS
INTER OLD BAYSTATE WIRING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	M
1	2	1	M
2	4	2	M
Totals			
4	13	6	

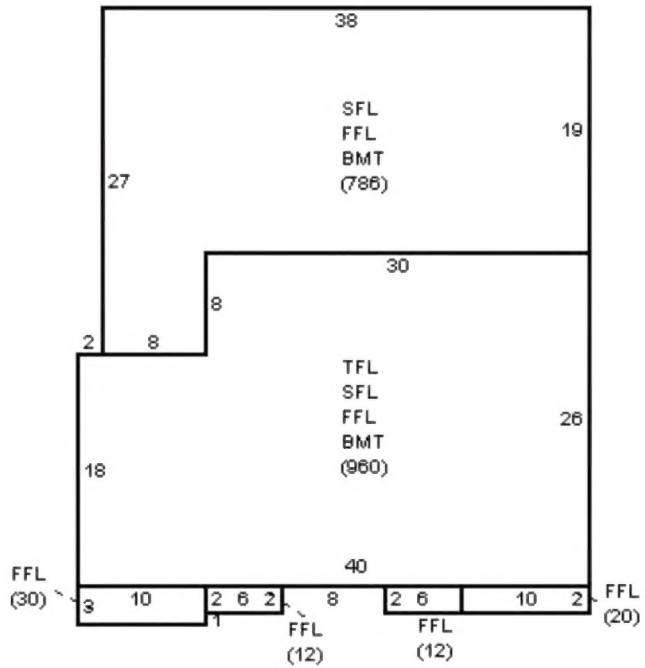
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	102.28
Special Features:	0	Val/Su Net:	98.31
Final Total:	616600	Val/Su SzAd	136.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,820	102.280	186,151
BMT	Basement	1,746	30.680	53,575
SFL	Second Floor	1,746	102.280	178,582
TFL	Third Floor	960	102.280	98,189

Net Sketched Area:	6,272	Total:	516,497

Size Ad	4526	Gross Area	6272	FinArea	4526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	50	A	1

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

049.0-0003-0004.A

IMAGE

AssessPro Patriot Properties, Inc